



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**DECEMBER 3, 2014
5:30 P.M.**

Meeting order is subject to change per the Commission's Discretion

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of November 12, 2014 Special P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Belle Maison Estates – T. H. Watson Survey (Abstract No. 1689) (Zoned Residential Single Family 7.2 [RS7.2]); generally located south of Curt Drive and west of Kelly Perkins Road with the approximate address being 3614 and 3620 Kelly Perkins Road.
- B. Replat – J. M. Thomas Addition, Lots 2A2R1A1, 2A2R1A2, and 2A2R1A3 (Zoned Community Commercial [CC]); generally located south of West Turner-Warnell Road and west of Matlock Road with the approximate address of 750 West Turner-Warnell Road.

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.
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V. PUBLIC HEARING FOR ZONING CASES

A. CONTINUED (from 11-5-14) Annual Updates to the Unified Development Code

Consider amendments to the "Unified Development Code" Chapter of the Code of the City of Arlington: Article 1, General Provisions regarding the zoning district transitions effective date; Article 2, Zoning Districts regarding the Residential Single-Family-15, Downtown Business, Downtown Neighborhood Overlay, Lamar Collins Mixed-Use Overlay, and Entertainment District Overlay; Article 3 Use Standards regarding "mixed-use development or building", "commercial parking garage", "recreation, indoor (other than listed)", "public or private school", "dwelling, live/work", "accessory building (not listed below)", and "recycling collection center" land uses; Article 5, Design and Development Standards regarding perimeter streetscape standards, garage standards for single-family and two-family residential dwellings, special parking requirements in the NMU, RMU, DB, DNO, LCMUO, and EDO districts, retaining walls for residential and non-residential development, residential design standards and lot dimensional standards for the Village on the Green at Tierra Verde zoning district, and mixed-use developments in the Entertainment District Overlay, and applicability and site design standards for mixed-up development; Article 6, Subdivision Regulations, regarding standards for cul-de-sacs; and Article 12, Definitions regarding "commercial parking garage", "mixed-use development or building", "recycling collection center", "hotel, boutique", "lateral line", "feeder line", and "service line".

B. Zoning Case PD14-12 (Harris Place – 2401 West Harris Road)

Application to change the zoning on approximately 12.9 acres from Residential Estate (RE) to Planned Development (PD) for Residential Single-Family 15 (RS-15) uses, with a Development Plan; generally located north of West Harris Road and east of Calender Road.

- C. Zoning Case PD14-15
(Knott's Landing – 2615 Little Road)

Application to change the zoning on approximately 6.664 acres from Residential Single-Family 7.2 (RS-7.2) to Planned Development (PD) for Residential Single-Family 5 (RS-5) uses, with a Development Plan; generally located south of Arkansas Lane and east of Little Road.

- D. **CONTINUED (from 11-5-14)** Zoning Case PD14-14
(Champions Park – 1701 and 1703 North Collins Street and 1050 Wet 'N Wild Way)

Application to change the zoning on approximately 13.898 acres, of which the southern half of the property is zoned Entertainment District Overlay-Community Commercial (EDO-CC) and the northern half of the property is unzoned, to Planned Development (PD) for limited Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus bar, farmer's market, open air vending, package liquor store, microbrewery/microdistillery/winery, boutique hotel, parking garage, night club, bowling alley and billiard parlor, with a Development Plan; generally located north of East Interstate 30 Highway and east of North Collins Street.

- E. **CONTINUED (from 11-5-14)** Specific Use Permit SUP09-03R1
(Fannin Farms Drill Site – 2322 Eden Road)

Application to amend a Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on approximately 3.680 acres currently zoned Residential Single-Family 7.2 (RS-7.2); generally located west of South Cooper Street and south of Eden Road.

VI. MISCELLANEOUS

- A. Reports from Boards/Commissions Liaisons
- B. Reports from Staff and Announcements
- C. Discussion of Future Meeting Dates and Times

VII. ADJOURN